

Received 1/21/15



City of Coon Rapids
Attn: Assessment Clerk
11155 Robinson Drive
Coon Rapids, MN 55433-3761

January 15, 2015

Re: PIN 23-31-24-33-0002
1521 Coon Rapids Blvd.

Dear Sir or Madame:

Reference is made to your letter dated January 8, 2015, a copy of which is attached to this correspondence.

Regal Auto Wash requests that the citation fee in the amount of \$150 be waived. The property owner corrected the weed violation prior to re-inspection.

Additionally, this is the first time with your letter dated January 8, 2015, that property owner was informed that a citation fee was assessed. No assessment was sent to property owner from August 13, 2014 to January 8, 2015. Property owner requests that the citation be waived.

Thank you for your consideration.

Sincerely,



Eva Sperber-Porter

Encl.

Georgia • Kentucky • Minnesota • Ohio • Tennessee • Wisconsin

Administrative Office: 14500 N. Northsight Blvd., Suite 217 Scottsdale, AZ 85260 Tel: 480-951-2262 Fax: 480-951-9167
e-mail: info@regalautowash.com www.regalautowash.com

ATTENTION PROPERTY OWNER



City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

Regal Car Wash XXII Assoc. LP
14500 N Northsight Blvd. S
Scottsdale, AZ 85260

January 8, 2015

PIN #: 23-31-24-33-0002

Notice is hereby given that the Coon Rapids City Council will meet at 7:00 p.m. on February 3, 2015 in the Council Chambers, City Center, 11155 Robinson Drive to consider adoption of the proposed 2015 assessment for abatement of code violations, diseased tree removals, false alarm fees, weeds/mowing, other unpaid invoices, postponed assessments and unpaid water bills. The various properties proposed to be assessed are all within the corporate limits of the City of Coon Rapids, Anoka County, Minnesota. The proposed assessment roll is on file for public inspection in the City Assessor's Office.

To maintain your appeal rights, it is necessary for a **written** objection to be filed with the City Clerk prior to or at the meeting on February 3 (**written objections may be submitted, but no testimony will be taken on February 3**). At the hearing on February 3, objections to assessments will be referred to the Board of Adjustment and Appeals for review on March 5, 2015 at 6:30 at which time testimony will be taken in the Council Chambers. If you file an objection, March 5 is your opportunity to appear before the Board and provide testimony (**appeals will be heard in order received, so if appealing it is best to submit asap**). The Board of Adjustment and Appeals will then make a recommendation to the City Council.

Minnesota Statutes, Section 429.061, Subdivision 1, provides, "No appeal may be taken as to the amount of any assessment adopted pursuant to Subdivision 2 unless a written objection signed by the affected property owner is filed with the Clerk prior to the assessment hearing or presented to the presiding officer at the hearing. No appeal of your assessment will be accepted by the District Court unless this written objection is properly filed."

An owner who has properly filed a written objection as provided in the preceding paragraph may further appeal an assessment to District Court, pursuant to Section 429.081, by serving notice of the appeal upon the Mayor or Clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the District Court within 10 days after service upon the Mayor or Clerk.

Minnesota Statutes Section 435.193 through 435.195 authorize the City, upon application, to defer the payment of special assessments against homestead properties owned by persons older than 65 years of age or disabled persons for whom it would be a hardship to make the payments. The City Council adopted Resolution 75-64 which implements the deferral program. The assessment will not be forgiven, but payment of it delayed. Additional interest will accrue. For information about the deferral program, call 763-767-6446.

The amount proposed to be assessed to your property is as follows:

PIN #: 23-31-24-33-0002

ADDRESS: 1521 Coon Rapids Blvd. NW, Coon Rapids, MN 55433

Description(s):	*Amount(s):	Abatement/Violation Date(s):
Citation Fee-Mowing/Weed	\$150.00	8/13/14

*A certification fee of \$30.00 will be added for each violation if unpaid prior to the date of certification. Payment options are as follows:

Amount due if payment received on or before February 3, 2015: \$150.00

Amount due if received after February 3 and on or before March 5, 2015: \$180.00

After March 5, 2015, interest will be charged from the date of adoption of the assessment through December 31, 2016, and the assessment will be certified to the 2016 property taxes at an interest rate of 1.16% for 1 year(s).

Payments in full will be accepted on or before November 14 each year thereafter until the assessment is paid. (Call 763-767-6446 for the added interest amount).

No additional notice or invoice will be sent regarding this assessment. Payment can be made to the City of Coon Rapids Treasurer, 11155 Robinson Drive NW, Coon Rapids, MN 55433. Attn: Assessing Dept. Please reference the property address or PIN #: **23-31-24-33-0002**.

If you have questions about the terms of payment please contact the Assessing Department at 763-767-6446.

If you have questions about the reason for the assessments, please call the Special Assessment Info. Line at 763-767-4685.

Sincerely,

Assessment Clerk, City of Coon Rapids

- **2-1104 - Administrative Offenses; Schedules of Fines and Fees.**

(1)

A violation of any provision of City Code is an administrative offense subject to a citation and civil penalties pursuant to this Chapter. Each day a violation exists constitutes a separate offense.

(2)

Each count of an administrative violation is subject to a civil penalty not to exceed \$10,000, abatement, or both unless otherwise provided;

(a)

The civil penalty for a particular count is \$300;

(b)

If a violator remedies a count of a violation and demonstrates that fact prior to the compliance date, the civil penalty for that count is waived.

(3)

A second or subsequent citation issued within 180 days of any same or similar citation is subject to a civil penalty of at least twice the previously imposed penalty. If the violator remedies the violation prior to the compliance date, one half of the civil penalty will be waived.



Property Report

Report Date: 2/17/2015

PIN: 233124330002

CLOSED

PROPERTY ADDRESS: 1521 COON RAPIDS BLVD

Work Order #56591

Weeds / Long Grass

<u>Task Name</u>	<u>Projected Start</u>	<u>Actual Start</u>	<u>Assigned To</u>	<u>COMMENTS</u>
CITATION ISSUED		5/27/14	GAZELKA, MIKE	Citation posted at property. 8-16"
INFORMATION SENT		5/27/14	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	6/4/14	6/4/14	GAZELKA, MIKE	Grass has been cut.
COMPLIANCE		6/4/14	HINTZE, CINDY	

Work Order #57982

Weeds / Long Grass

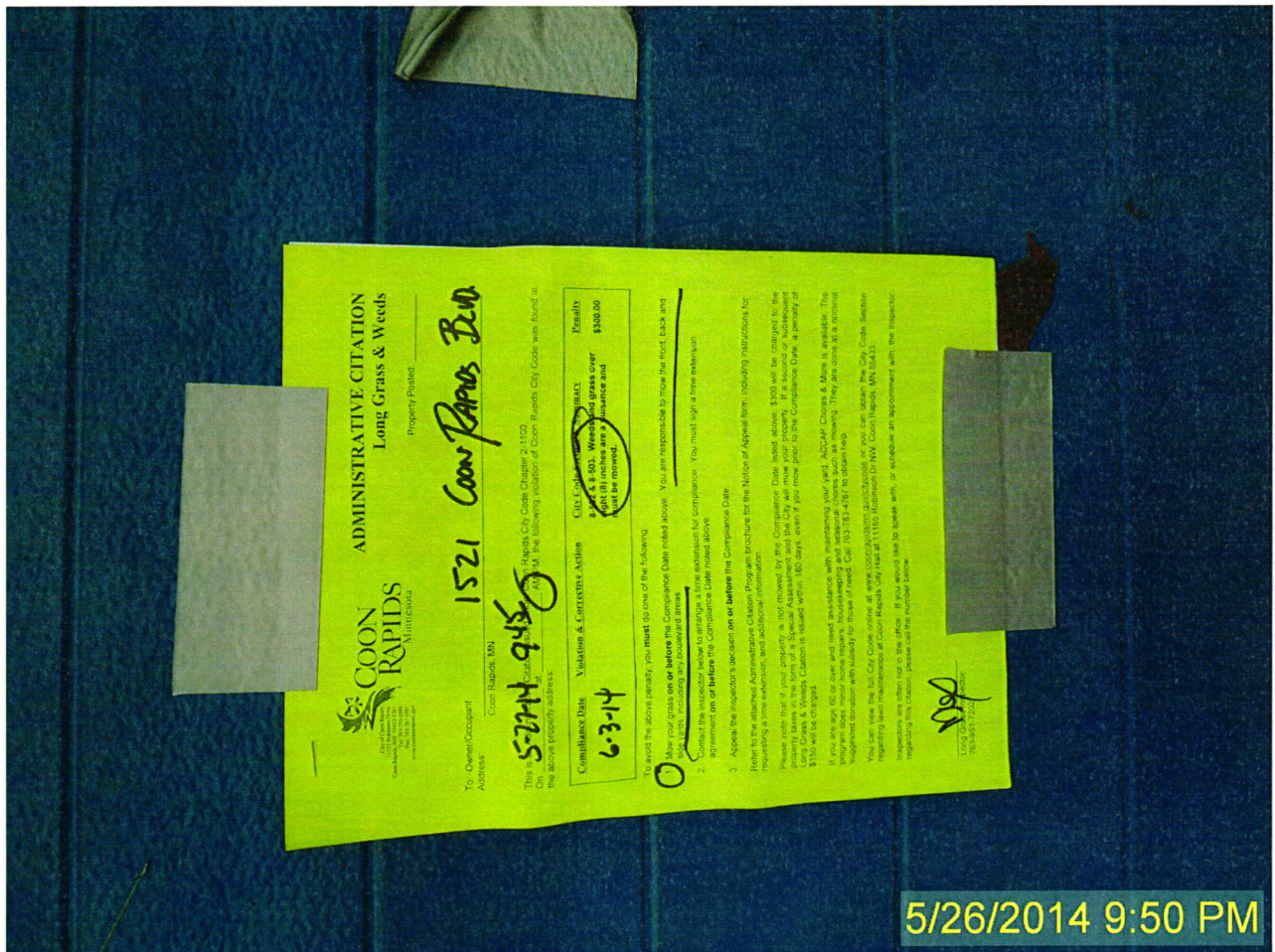
CLOSED

<u>Task Name</u>	<u>Projected Start</u>	<u>Actual Start</u>	<u>Assigned To</u>	<u>COMMENTS</u>
CITATION ISSUED		8/5/14	GAZELKA, MIKE	Citation posted at property. 8-20". SECOND POSTING OF THE SEASON - MINIMUM \$150 APPLIES. Previously posted 5/27/14.
INFORMATION SENT		8/5/14	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	8/13/14	8/13/14	CAMERER, CALVIN	
COMPLIANCE		8/13/14	DRABCZAK, LEYA	grass has been mowed
CITATION FEE APPLIED		9/4/14	HINTZE, CINDY	150
APPEAL - BOA	2/5/15	1/21/15	DEGRANDE, KRISTIN	Property owner submitted a written appeal to the \$150 of pending special assessment(s).

Files attached to this work order:

\\WorkOrder\57982\1521 CRBlvd grass.pdf

End of Report for 1521 COON RAPIDS BLVD







May 27, 2014

REGAL CAR WASH XXII ASSOC LP
14500 N NORTHSIGHT BLVD S
SCOTTSDALE, AZ 85260

Address: **1521 COON RAPIDS BLVD**
COON RAPIDS, MN 55433

Administrative Citation: **#56591**

PIN: 233124330002

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 1521 COON RAPIDS BLVD, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property.

If your property is mowed by 06/03/2014, the \$300 penalty will not be charged. If you have received more than one Administrative Citation for long grass this season, you will be charged a minimum of \$150, even if the property is mowed before the compliance date.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202

VACANT



Long Grass Complaint

Posted Address: 1521 COON RAPIDS BLVD.

Date: 8-5-14 Time: 8:51 AM

Fine: \$ Inspector: MIE

Note: GRASS/WOODS IN LANDSCAPING
8" - 20"

For Office Use Only

Owner Occupied

Vacant

Rental WO#

of Weeds this Season: Previously Abated date:







ADMINISTRATIVE CITATION Long Grass & Weeds

Property Posted

To: Owner/Occupant
Address

Coon Rapids, MN

1521 Coon Rapids Blvd.

This is Administrative Citation issued under Coon Rapids City Code Chapter 2-1100
On 8-5-14 at 8:51 AM for the following violation of Coon Rapids City Code was found at
the above property address

Compliance Date	Violation & Corrective Action	City Code Section & Summary	Penalty
8-12-14		8-504 & 8-503. Weeds and grass over eight (8) inches are a nuisance and must be mowed.	\$300.00

To avoid the above penalty, you must do one of the following:

1. Mow your grass on or before the Compliance Date noted above. You are responsible to mow the front, back and side yards including any boulevard areas.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement on or before the Compliance Date noted above.
3. Appeal the inspector's decision on or before the Compliance Date.

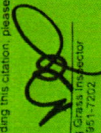
Refer to the attached Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not mowed by the Compliance Date listed above, \$300 will be charged to the property taxes in the form of a Special Assessment and the City will mow your property. If a second or subsequent Long Grass & Weeds Citation is issued within 180 days, even if you mow prior to the Compliance Date, a penalty of \$150 will be charged.

If you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is a volunteer program that can provide minor home repairs, housekeeping and yard maintenance services. They are here at a nominal suggested donation with a subsidy for those in need. Call 763-783-4767 to obtain help.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section regarding lawn maintenance at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.


Long Grass Inspector
763-451-7202

8/5/2014 8:59 AM



August 05, 2014

REGAL CAR WASH XXII ASSOC LP
14500 N NORTHSIGHT BLVD S
SCOTTSDALE, AZ 85260

Address: **1521 COON RAPIDS BLVD**
COON RAPIDS, MN 55433

Administrative Citation: **#57982**

PIN: 233124330002

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 1521 COON RAPIDS BLVD, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property.

If your property is mowed by August 12, 2014, the \$300 penalty will not be charged. If you have received more than one Administrative Citation for long grass this season, you will be charged a minimum of \$150, even if the property is mowed before the compliance date.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202

VACANT

Long Grass Reinspection

1531 COON RAPIDS BLVD

1531 COON RAPIDS BLVD

PIN:233124330003

VACANT

Work Order # 57983

Task Name	Proj. Start	Actual Start	COMMENTS
CITATION ISSUED		8/5/14	Citation posted at property. 8-36"
INFORMATION SENT		8/5/14	Courtesy letter sent.
CITATION REINSPECT COMPLIANCE	8/13/14		
ORDER ABATEMENT			Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED			
ABATE			
APPEAL SUBMITTED			
HEARING			
INFORMATION			
COMMUNICATE W OWN			

*Previously posted 5/27/14
 Minimum \$150 applies*

Inspector Notes

Reinspected by: Calvin

Date: 8-13-14

Time: 8:05 AM

Grass has
 been mowed

Order
 Abatement